



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

Meeting Minutes February 14, 2013

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Amber S. Griffiths (ASG) - absent
Roger H. Oakley (RHO)
Peter Pappas (PP), Secretary
Andrew T. Greene (ATG), Alternate

Other Officials:

Stacey J. Wetstein (SJW), Town Planner
Jean Keyes (JK), Planning Board Coordinator

GCW opened the meeting at 7:00 p.m.

Master Plan Implementation Committee Nominees

SJW explained that two Town residents are present as the Planning Board nominees to be on the Master Plan Implementation Committee. The nominees are Nikyda Resto and Gary Young and they each gave a brief synopsis of why they are interested in being on the committee.

PMM noted that Mr. Young is also running for the Planning Board in May and questioned whether he can manage both commitments should he be elected to the Board. Mr. Young reassured the Board that he can do both.

GCW: Motion to nominate both Nikyda Resto and Gary Young as members of the Master Plan Implementation Committee.

PP: Second.

Vote: Carried 5-0. (PMM, GCW, RHO, PP)

SJW will get paperwork the nominees need and forward to each candidate. They will both have to be sworn in by the Town Clerk.

Bellingham Commons II Modification, 191 Mechanic Street, Development Plan Modification, Shared Parking Special Permit, Continued Public Hearing; Decision Deadline: 2/16/13

Present: Mark Beaudry, Meridian Associates, George Levine, Owner and Applicant

PMM asked Mr. Beaudry and Mr. Levine if everything stipulated by the Planning Board and peer reviewer, MDM Transportation Consultants has been completed. Mr. Beaudry stated that the entrance only/no delivery truck sign will be done as the Board and MDM have requested and will communicate to the tenants that the new entrance is not to be used for deliveries.

GCW: Motion to close the Public Hearing for Bellingham Commons II Modification, 191 Mechanic Street.
RHO: Second.

Vote: Carried 4-0. (PMM, GCW, PP, RHO)

GCW: Motion to approve Bellingham Commons II Modification for the Shared Parking Special Permit, 191 Mechanic Street, dated 2/14/13.

ATG: Second.

Vote: Carried 5-0. (PMM, GCW, RHO, PP, ATG)

GCW: Motion to approve the Bellingham Commons II Modification, Development Plan Modification, 191 Mechanic Street, dated 2/14/13.

RHO: Second.

Discussion: RHO asked for assurance that the Conditions of Approval of the Planning Board Decision will be followed by the applicant and engineer. Mr. Levine assured the Board that they will comply with all conditions and will allow any necessary changes should the Route 140 state highway improvement project occur in the future. Mr. Levine stated that he will allow any necessary changes. SJW stated that she will put this in the decision as a condition. In addition, SJW suggested that Mr. Levine check with Safety Officer Rolls for the proper location of the sign for traffic safety.

Vote: Carried 4-0. (PMM, GCW, PP, RHO)

GCW: Motion to Appoint Andrew T. Greene to the Town of Bellingham Charter Review Committee

RHO: Second.

Discussion: ATG would like to be appointed as it sounds interesting and would like to learn more about it.

Vote: Carried 4-0. (PMM, GCW, PP, RHO)

MassDEP Bureau of Resource Protection Stormwater Management Presentation

Presenters from the Mass DEP Bureau of Resource Protection are:

Nancy Lin

Alice Smith

Frederick Civian

Lori Fafard from Con Com and Jerry Mayhew from the Board of Selectmen (BOS) are also present as audience members.

The purpose of the presentation was to provide a refresher to the Board about stormwater management, to show the direct correlation between decreased water quality with increased impervious surface, and to provide ways to incorporate Low Impact Development (LID) techniques into new development within the town. The Planning Board plays a crucial role as they can work with developers to incorporate more LID techniques into their building practices.

GCW, PMM, RHO, and SJW mentioned that it is very difficult to convince developers to incorporate LID techniques into their plans as they are costly and it is cheaper to build using conventional methodology. GCW, PMM further stated that the town is trying to incorporate some of the LID techniques by encouraging cluster developments and by rewriting the Parking Bylaws to reduce the number of spaces needed which then reduces the amount of impervious surface.

Jerry Mayhew from the BOS stated that the Planning Board is trying to incorporate LID to have better quality water but that no developer will reduce the number of houses to get more pervious surface. He further stated that the EPA does not consider the impact on the business or homeowner and they should make the policies more business/homeowner friendly so that it will have less impact on the cost.

RHO stated that the MassDEP presented basic good ideas but the Board has to use common sense to get a developer on board with LID. RHO agrees that permeable pavement is a very significant improvement and is a very good idea. PMM thanked the MassDEP for the presentation.

Resignation of Planning Board Member Roger Oakley

Jerry Mayhew of the BOS stated that the Board has accepted with regret Roger Oakley's resignation from the Planning Board. On behalf of the BOS, Mr. Mayhew thanked Mr. Oakley for his dedicated duty to the Board.

PMM also thanked RHO for his service and expressed that he will be greatly missed.

General Business:

Old Business:

PP: Motion to sign the January 24, 2013 Meeting Minutes and January 24, 2013 Executive Session Meeting Minutes.

GCW: Second.

Discussion: Correction to the Executive Session Minutes.

Vote: Carried 3-0. (PMM, GCW, PP) RHO Abstained

GCW: Motion to sign the vouchers and payroll.

RHO: Second.

Discussion: SJW explained the vouchers and payroll.

Vote: 4-0 Carried. (PMM, GCW, PP, RHO)

New Business (81-P)

RHO: Motion to adjourn.

GCW: Second.

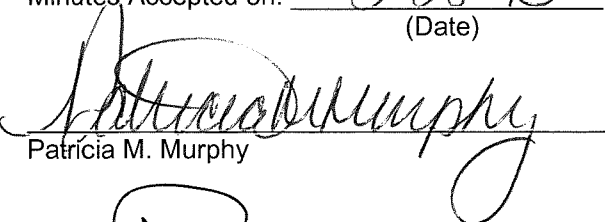
Vote: 4-0 Carried. (PMM, GCW, PP, RHO)

Meeting Adjourned at 8:40 p.m.

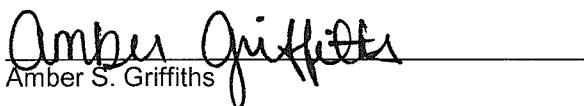
Minutes Accepted on: _____

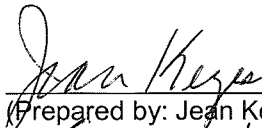
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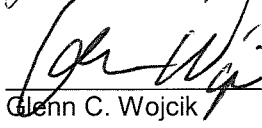
(Date)



Patricia M. Murphy


Peter Pappas


Amber S. Griffiths


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Roger H. Oakley